



PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR

January 9, 2003

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PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Hall, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: Commissioner Harsel

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner de la Fe announced that on Wednesday, January 15, 2003 the Planning Commission would review the architectural renderings and landscape plans for the Sallie Mae Headquarters at the Reston Town Center.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ-2002-PR-031, ERNESTO AND NILA M. CASTRO, TO A DATE CERTAIN OF JANUARY 29, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Moon not present for the vote; Commissioner Harsel absent from the meeting.

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Commissioner Smyth noted that the public hearing on PCA-84-D-049-5 and FDPA-84-D-049-6 - TYSONS II LAND COMPANY, LLC, had been deferred from January 16, 2003 to February 26, 2003.

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Chairman Murphy reminded Commissioners that their financial disclosures forms were due on January 15, 2003. He also noted that the election of officers for the Planning Commission would be held on the same date.

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FS-V02-23 - NEXTEL COMMUNICATIONS - 7956 Twist Lane

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC AT 7956 TWIST LANE IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Moon and Koch not present for the vote; Commissioner Harsel absent from the meeting.

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RZ-2002-MV-026 - S & R DEVELOPERS INC. (Decision Only)
(Public Hearing held on January 8, 2003)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2002-MV-026, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 9, 2003.

Commissioners Wilson and Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Moon and Koch not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE MINIMUM DISTRICT SIZE FOR AN R-3 CLUSTER.

Commissioner Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Moon and Koch not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE PROVISIONS OF PARAGRAPH 4, SECTION 2-309 TO ALLOW CLUSTER DEVELOPMENT WITH AN OPEN SPACE OF LESS THAN ONE ACRE.

Commissioner Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Moon and Koch not present for the vote; Commissioner Harsel absent from the meeting.

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CSP-C-696 - DSV DULLES FOX MILL LP (Decision Only)
(Public Hearing held on December 11, 2002)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE CSP-C696, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 9, 2003, WITH THE DELETION OF CONDITION NUMBER 4.

Commissioner DuBois seconded the motion which carried by a vote of 5-0-4 with Commissioners Hall, Koch, Murphy and Wilson abstaining; Commissioners Alcorn and Moon not present for the vote; Commissioner Harsel absent from the meeting.

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S02-III-BR1 - OUT-OF-TURN PLAN AMENDMENT (Decision Only)
(Public Hearing held on October 16, 2002)

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S02-III-BR1 AS SET FORTH IN THE STAFF'S RECOMMENDATION DATED JANUARY 9, 2003.

Commissioners Kelso and de la Fe seconded the motion which carried by a vote of 6-0-4 with Commissioners Alcorn, Byers, Hall and Murphy abstaining; Commissioner Moon not present for the vote; Commissioner Harsel absent from the meeting.

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2232-Y02-17 - FAIRFAX COUNTY FACILITIES MANAGEMENT DIVISION

Commissioner Koch MOVED THAT WE FIND 2232-Y02-17 IN SUBSTANTIAL ACCORD WITH THE COMPREHENSIVE PLAN AND IN ACCORD WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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SEA-80-P-078-12 - INOVA HEALTH CARE SERVICES

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA-80-P-078-12, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 4, 2002, CONTAINED IN ATTACHMENT 1.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioners Koch and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND REAFFIRMATION OF PREVIOUSLY APPROVED MODIFICATIONS OF TRANSITIONAL SCREENING AND A WAIVER OF BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE SEA PLAT, SUBJECT TO DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 1.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioners Koch and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND REAFFIRMATION OF A WAIVER OF THE TRAIL REQUIREMENT ALONG GALLOWS ROAD IN FAVOR OF THE EIGHT-FOOT WIDE SIDEWALK DEPICTED ON THE SEA PLAT.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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SEA-85-L-059-5 - BSI, INC., T/A BROWNE ACADEMY

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-85-L-059-5, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 8, 2003.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Byers and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON SHEET 2 OF THE SEA PLAT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Byers and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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2232-M02-10 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY LLC
SE-2002-MA-020 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY LLC

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232-M02-10 AND SE-2002-MA-020 TO A DATE CERTAIN OF JANUARY 23, 2003, WITH THE RECORD TO REMAIN OPEN FOR ANY WRITTEN COMMENT.

Commissioners Alcorn and Byers seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Harsel absent from the meeting.

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2232-Y02-18 - FAIRFAX COUNTY PUBLIC SCHOOLS

Commissioner Koch MOVED THAT WE DEFER FOR DECISION ONLY 2232-Y02-18, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, TO JANUARY 15, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Harsel absent from the meeting.

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APR 97-III-9UP (Hunter Mill)

APR 97-III-47UP (Hunter Mill)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEMS 97-III-9UP AND 97-III-47UP, AS FOUND ON PAGES 7 AND 8 OF THE STAFF REPORT. (This alternative adds an option for residential use at 8-10 dwelling units per acre provided the parcels are consolidated and other conditions are met, including dedication of an elementary school site and the Merrybrooke Run Stream Valley, buffering to adjacent properties and attention to site design and architecture.)

Commissioners DuBois and Alcorn seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Harsel absent from the meeting.

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The meeting was adjourned at 12:35 a.m.
Peter F. Murphy, Jr., Chairman